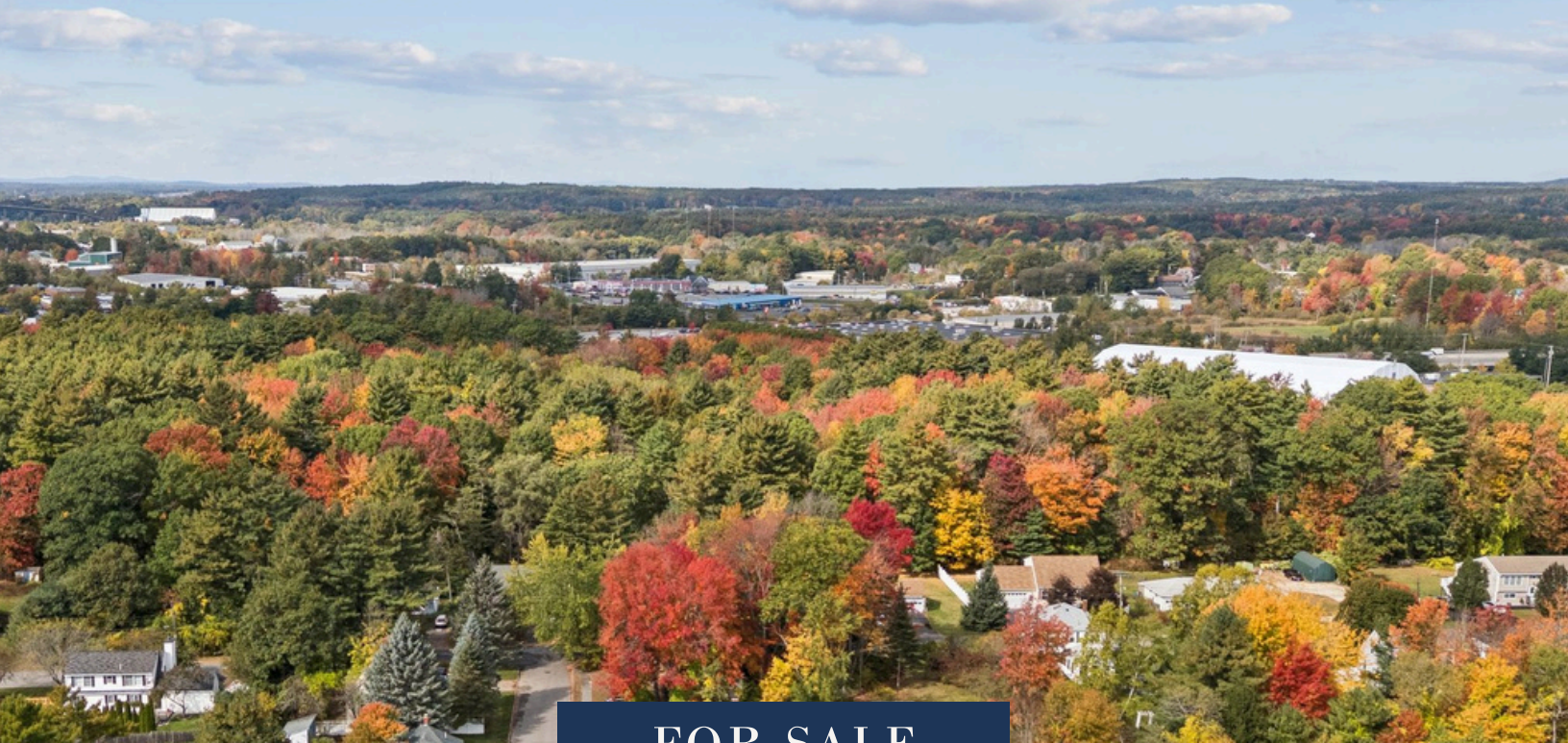




FOR SALE

0 HOLM AVENUE PORTLAND, ME

RESIDENTIAL DEVELOPMENT OPPORTUNITY



9± ACRES
LOT SIZE



RN-1
ZONING



\$829,000
ASKING PRICE

THE BALDACCIO GROUP

KELLER WILLIAMS REALTY

PROPERTY OVERVIEW

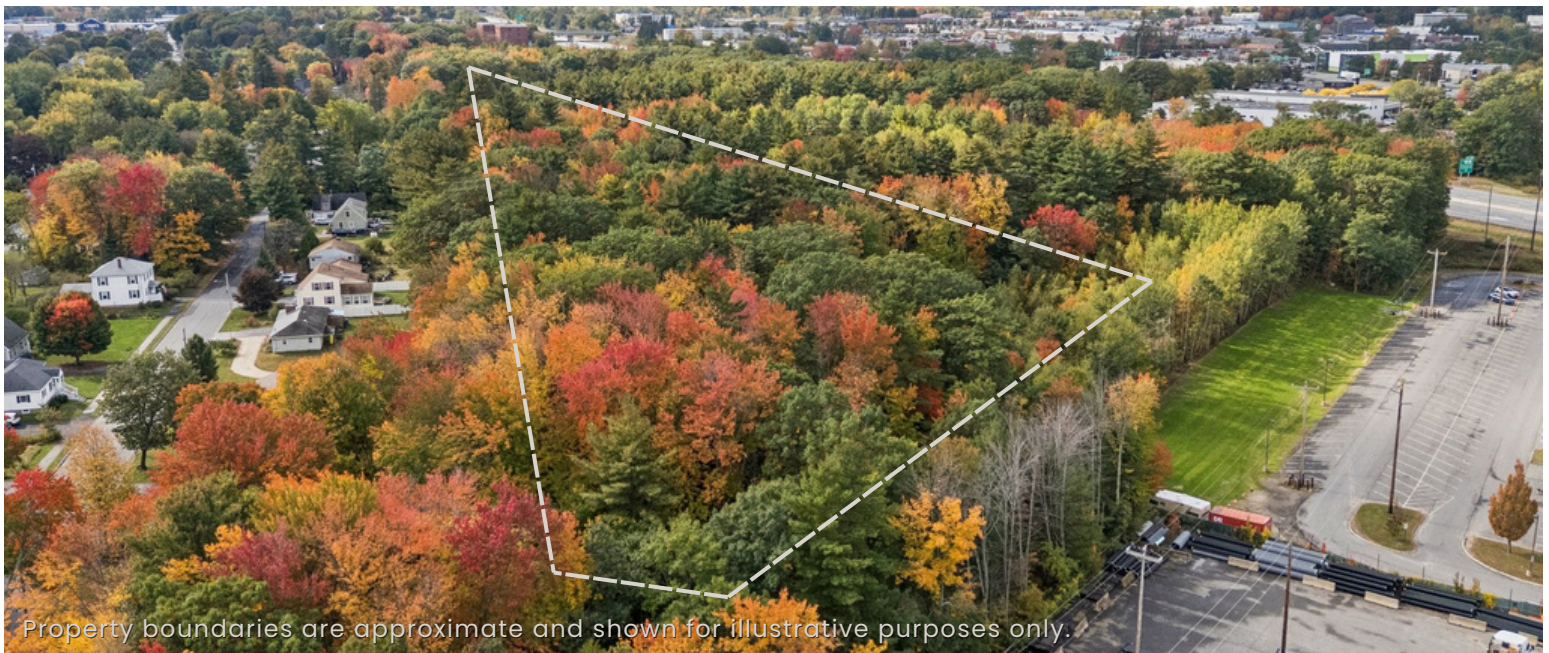
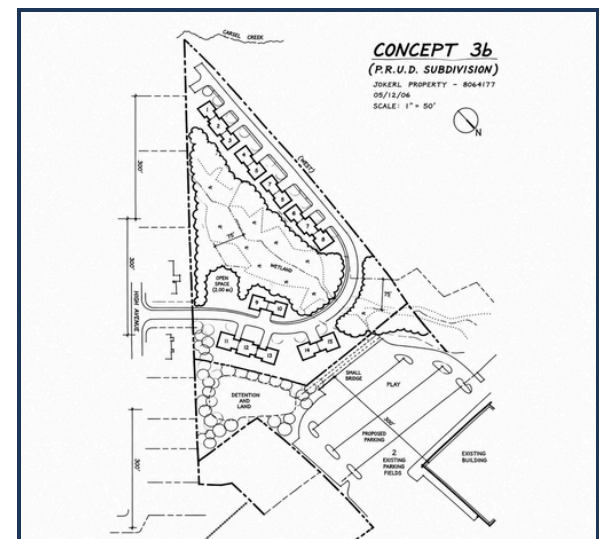
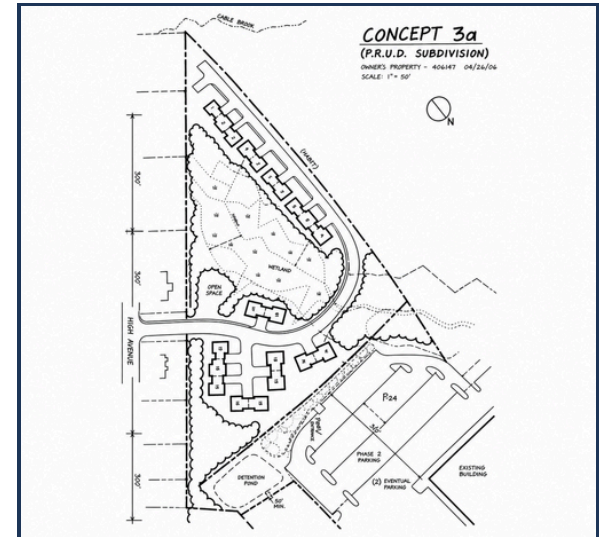
EXECUTIVE SUMMARY

0 Holm Avenue offers a residential development opportunity on approximately nine acres of wooded land in Portland, Maine. Located behind the Portland Sports Dome near Warren Avenue, the RN-1 zoned property benefits from access to public utilities, convenient highway connections, and proximity to established residential neighborhoods.

Preliminary subdivision concepts have been explored, providing a foundation for evaluating potential development options. With access from Warren Avenue and possible additional access from Holm Avenue, the property presents an opportunity for developers seeking a sizable residential parcel within the city of Portland.

PROPERTY HIGHLIGHTS

- 9± Acres of Wooded Land
- RN-1 Residential Zoning
- Residential Subdivision Potential
- Two Preliminary Development Concepts
- Public Water, Sewer & Gas Available at Warren Avenue
- Potential Additional Access from Holm Avenue
- Convenient Access to I-95 and Greater Portland



PROPERTY DETAILS

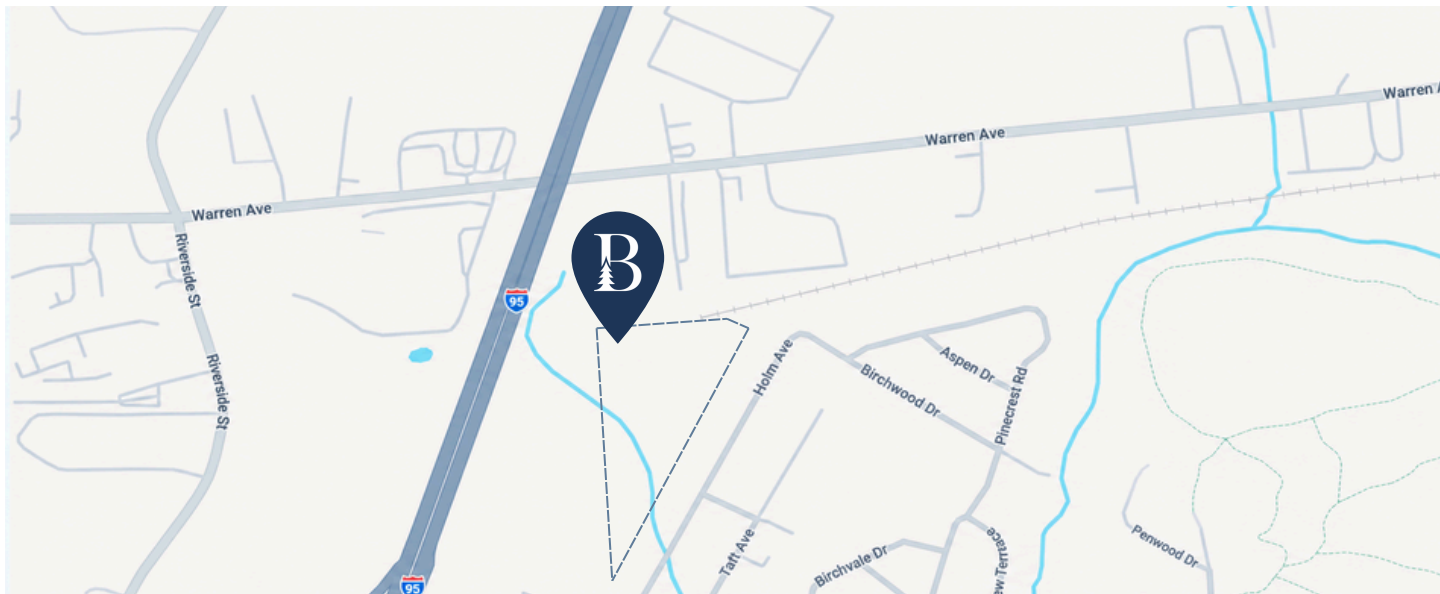
ASSESSOR'S PARCEL NUMBER	270 C005001
PROPERTY ADDRESS	0 Holm Avenue, Portland, ME
PROPERTY TYPE	Vacant Residential Development Land
ZONING	RN-1 Residential
LOT SIZE	9± Acres
SITE CONDITIONS	Wooded, with identified wetlands
SUBDIVISION STATUS	No Formal Application Submitted
PRELIMINARY PLANNING	Conceptual Plans Explored
ACCESS	Warren Avenue
POTENTIAL ADDITIONAL ACCESS	Holm Avenue
WATER	Public, Available at Warren Avenue
SEWER SERVICE	Public, Available at Warren Avenue
NATURAL GAS	Available at Warren Avenue
LIST PRICE	\$829,000

EXPLORING THE POSSIBILITIES

Preliminary residential development concepts illustrate potential site layouts and building configurations that incorporate the property's natural characteristics. The plans provide a conceptual framework for further evaluation of residential development opportunities, subject to applicable zoning requirements, site conditions, and municipal approvals.

LOCATION & DEMOGRAPHICS

LOCATION MAP



Property boundaries are approximate and shown for illustrative purposes only.

AREA DEMOGRAPHICS

1 MILE	
Population	17,400
Median Age	41
Median Household Income	\$72,400

3 MILE	
Population	101,000
Median Age	38
Median Household Income	\$89,300

5 MILE	
Population	166,800
Median Age	40
Median Household Income	\$92,900



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